



City of El Paso – City Plan Commission Staff Report

Case No: SUSU17-00072 Singh Addition Second Section Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: November 16, 2017
Staff Planner: Brenda R. Cantu, (915) 212-1642, cantubr@elpasotexas.gov
Location: North of Americas and West of Alameda
Acreage: 0.4991
Rep District: 6
Existing Use: Residential
Existing Zoning: R-4 (Residential)
Proposed Zoning: R-4 (Residential)
Nearest Park: SPC Adrian Garcia Park (.33 miles)
Nearest School: South Loop Elementary (.35 miles)
Park Fees Required: \$5,480.00
Impact Fee Area: N/A
Property Owners: Christian Alderete
Applicant: Christian Alderete
Representative: CAD Consulting Company

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch Farm)/ Single-family residential
South: R-4 (Residential)/ Single-family residential
East: R-3 (Residential)/ Single-family residential
West: R-4 (Residential)/ Single-family residential

PLAN EL PASO DESIGNATION: G3, Post-War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 0.4991 acres of land into two residential lots. Access to the proposed subdivision is from San Lorenzo Avenue. This subdivision is being reviewed under the current subdivision code.

The applicant is dedicating 1' of additional right-of-way along San Lorenzo Avenue to meet their proportionate share. Furthermore, the applicant is proposing to vacate their proportionate share of the unimproved Carl Longuemare ROW.

NEIGHBORHOOD INPUT

Notice of Public Hearing was published in the El Paso Times on October 31, 2017 and a notice was mailed to all property owners within 300 feet of the subject property and within the original subdivision.

EXCEPTIONS/MODIFICATIONS REQUESTED

The applicant is requesting the following exception pursuant to Section 19.10.050 (Roadways participation policies):

- To waive the 5' landscape parkway along San Lorenzo Drive.
 - Currently, there is only a 7.5 sidewalk within the parkway as there is no room for a landscape parkway.

The applicant's proposal to waive the 5' landscape parkway is in character with the area since most surrounding properties do not have a landscape parkway and the sidewalks abut the curb. Additionally, more than 50% of the properties have been developed.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Singh Addition Second Section Replat A on a Resubdivision Combination basis.

Planning Division Recommendation

Staff recommends **approval** of Singh Addition Second Section Replat A on a Resubdivision Combination basis.

The applicant does meet the following criteria under Section 19.10.050 (Roadway participation policies-Improvement of roads and utilities within and or abutting the subdivision) for requesting exceptions, which reads:

1. *The City Plan Commission may waive such requirement to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors;*
 - a. *Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood;*

Central Appraisal District

No objections.

Capital Improvement Department-Parks

We have reviewed **Singh Addition Second Section Replat "A"**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of two **(2) lots** zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use therefore, "Park fees" will be assessed based on the maximum gross density calculated as follows:

$$2 \text{ (R-4) Lots} = 4 \text{ dwelling units @ } \$1,370.00 \text{ per dwelling} = \mathbf{\$5,480.00}$$

Please allocate generated funds under Park Zone: **MV-6**

Nearest Park: **SPC Adrian Garcia Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Sun Metro

No objections. Sun Metro route 69 provides service along Carl Longuemare with a stop adjacent to the subject property at the corner of San Lorenzo and Carl Longuemare.

Planning and Inspections Department - Land Development

No objections.

El Paso Water

The El Paso Water (EPWater) does not object to this request.

Water:

There is a 6-inch diameter water main along San Lorenzo Avenue, approximately 17-feet south of the subject property. This water main is available for service.

There is a 6-inch diameter water main along Longuemare Street, approximately 5-feet west of centerline. This main is available for service.

EPWater records indicate there are one (1) 3/4" active water meter for the subject property. The address associated to the water meter 9379 San Lorenzo Avenue.

Previous water pressure reading from fire hydrant #3604 located at Southwest corner of San Lorenzo Avenue and Carl Longuemare Street, has yielded a static pressure of 100 psi, a residual pressure of 80 psi, and a discharge flow of 1,138 gallons per minute.

The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main along San Lorenzo Avenue. This main is available for service.

There is a 10-inch diameter Force main along next to Franklin Drain, approximately 15-feet north of property line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules and Regulations.

General:

Each Lot requires an independent water and sewer connections.

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – Public Service Board Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

TxDOT

No objections, not on TxDOT right-of-way.

El Paso Electric Company

No comments received.

Streets and Maintenance Department

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception Request
6. Exception Map
7. Application

ATTACHMENT 1

Singh Addition Second Section
Replat A

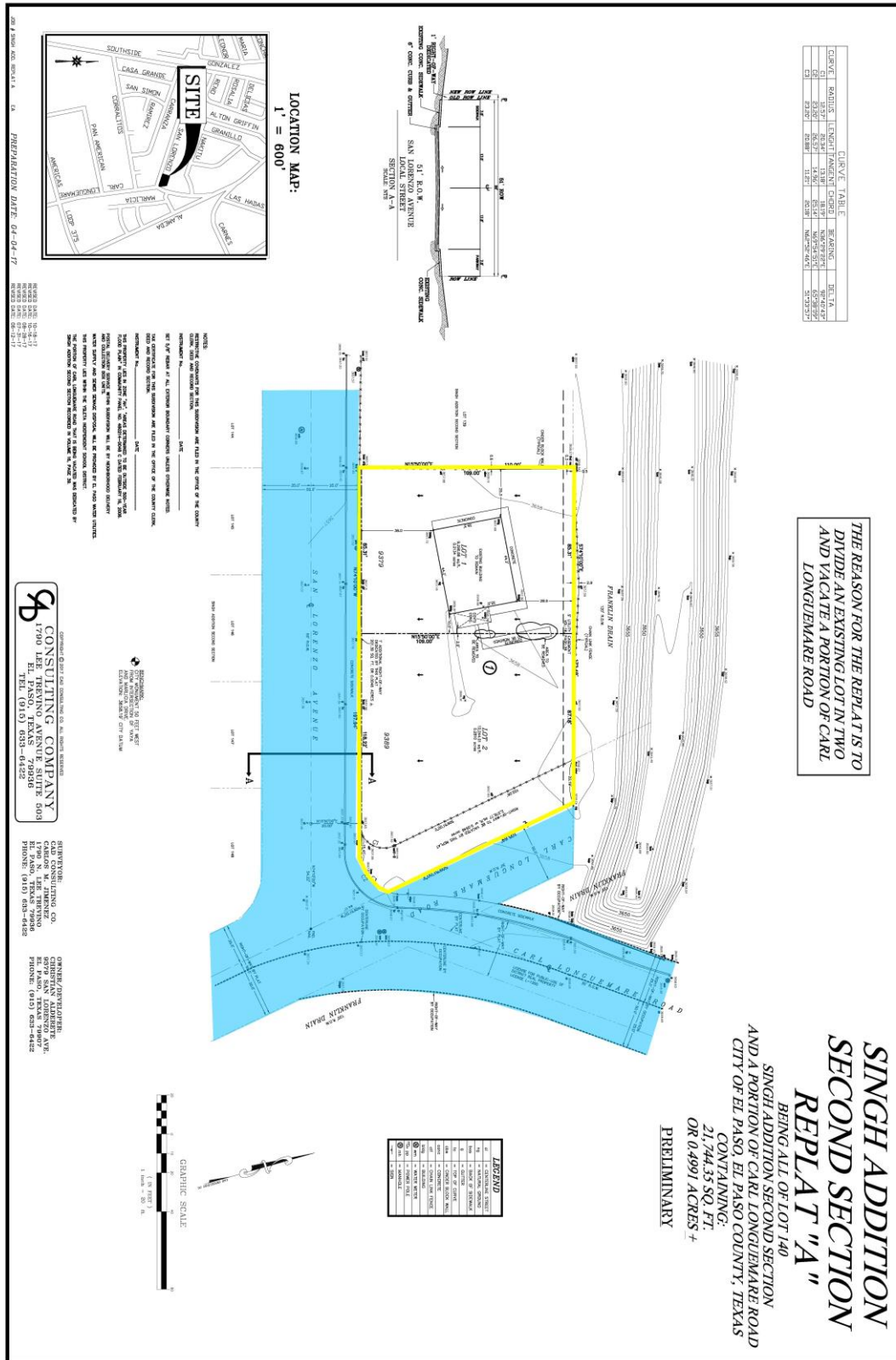


ATTACHMENT 2

Singh Addition Second Section
Replat A



ATTACHMENT 3



November 16, 2017

ATTACHMENT 5



August 28, 2017

To: City of El Paso

This is a request for a waiver for the property on 9379 San Lorenzo Avenue (Singh Addition Second Section Replat A) on the request from the City of El Paso Planning and Transportation comments regarding roadway improvements and right-of-way width. This is as per Section 19.10.050.a1a, because all of the street has existing sidewalks and curbs and the existing right-of-way width as per the recorded plat is 50 feet instead of 52 feet as required.

If you have any questions, please call me at 633-6422.

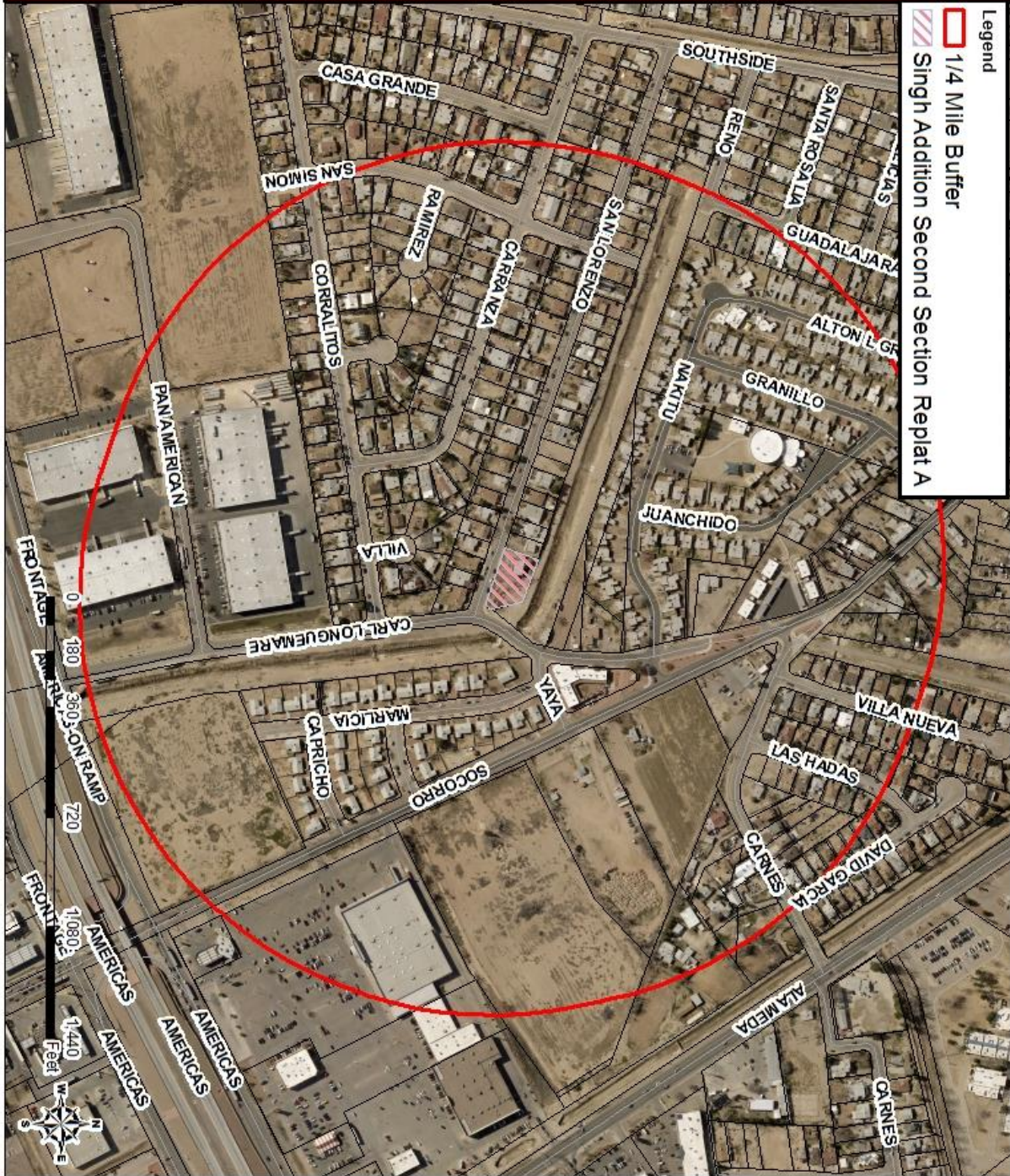
Sincerely,

A handwritten signature in black ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 6

Singh Addition Second Section Replat A



ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR
RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU17-00072

SUBDIVISION NAME: SINGH ADDITION SECOND SECTION RE-PLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 140, SINGH ADDITION SECOND SECTION
AND A PORTION OF CARL LONGMARE ROAD

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.3154</u>	<u>1</u>	Office	_____	_____
Duplex	<u>0.2810</u>	<u>1</u>	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.5964</u>	_____

3. What is existing zoning of the above described property? RM Proposed zoning? _____

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____

6. What type of drainage is proposed? (If applicable, list more than one)
OFF SITE

7. Are special public improvements proposed in connection with development? Yes _____ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record CHRISTIAN ALDEBETA 861-6719
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6429
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE:

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085